

City of Dublin Planning and Zoning Commission

# Planning Report

Thursday, October 1, 2015

## NE Quad, Subareas 5A & 5B – Sawmill Road and Hard Road

### Case Summary

Agenda Item	3
Case Number	15-093AFDP
Site Location	Sawmill Road & Hard Road, east of Emerald Parkway
Proposal	To include black as an approved awning color for an approved retail center.
Requests	Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.
Owner/Applicant	Northstar Realty represented by Jackson Reynolds, Smith & Hale, LLC.
Case Manager	Marie Downie, Planner   614-410-4679   <a href="mailto:mdownie@dublin.oh.us">mdownie@dublin.oh.us</a>
Planning Recommendation	<u>Approval of an Amended Final Development Plan</u> In Planning's analysis, the review criteria for the final development plan, as applicable. Approval of this proposal is recommended.

Facts	
Site Area	27.005 acres
Zoning	PUD, Planned Unit Development (Northeast Quad, Subareas 5A & 5B)
Surrounding Zoning	<p>North: PUD, Planned Unit Development (NE Quad, Subarea 4, residential)</p> <p>South: PUD, Planned Unit Development (Lifetime Fitness)</p> <p>East: City of Columbus</p> <p>West: PUD, Planned Unit Development (NE Quad, Subarea 6A &amp; 6B, multi-family)</p>
Site Features	The proposal contains Subarea 5A and Subarea 5B (excluding the Chase Bank site) both containing retail uses. The Northstar Retail Center was recently approved within Subarea 5B at the corner of Sawmill Road and Emerald Parkway.
Development Context	<p>The parcels included in this application are in Subareas 5A and 5B, which are located west of Sawmill Road, north of Hard Road and east of Emerald Parkway. Both subareas permit retail uses listed in the development text.</p> <p>The final development plans permit awnings that are Navy/Taupe Fancy, Burgundy and Taupe-5Bar. All development requirements are intended to be consistent throughout Section 5.</p>
Background	<p>May 7, 2015  The Planning and Zoning Commission and City Council approved a final development plan for Northstar Retail center located within Subarea 5B at the southwest corner of Sawmill Road and Emerald Parkway.</p> <p>October 21, 2004  The Planning and Zoning Commission approved a Final Development Plan for Subarea 5A for the Kroger Marketplace store, the shopping center and outparcels. The sign requirements were brought back to the Commission for further review.</p> <p>The pertinent site history has been included in the packet.</p>

Details		Amended Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.	

## Details

## Amended Final Development Plan

### Proposal

This request to amend the final development plan would add the color black as a permitted awning color. Section 5 was designed and approved to be consistent in appearance. Approved awning colors include Navy/Taupe Fancy, Burgundy and Taupe-5Bar. Planning is supportive of the proposal due to the subdued nature of the color black, which is compatible with the existing awning palette.

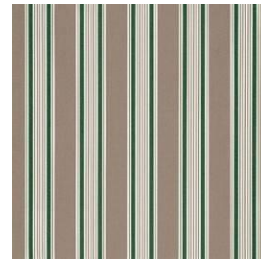
#### Navy/Taupe Fancy



#### Burgundy



#### Taupe-5Bar



Analysis	Amended Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
1) <i>Consistency with the approved preliminary development plan.</i>	<b>Criterion met:</b> This proposal is consistent with the requirements of the Zoning Code and the NE Quad development text. The addition of black as a permitted awning color is subdued in color and consistent with other retail centers within the City.
2) <i>Traffic and pedestrian safety</i>	<i>Not Applicable.</i>
3) <i>Adequate public services and open space</i>	<i>Not Applicable.</i>
4) <i>Protection of natural features and resources</i>	<i>Not Applicable.</i>
5) <i>Adequacy of lighting</i>	<i>Not Applicable.</i>
6) <i>Signs consistent with preliminary development plan</i>	<i>Not Applicable.</i>
7) <i>Appropriate landscaping to enhance, buffer, &amp; soften the building and site</i>	<i>Not Applicable.</i>
8) <i>Compliant Stormwater management</i>	<i>Not Applicable.</i>
9) <i>All phases comply with the previous criteria.</i>	<i>Not applicable.</i>
10) <i>Compliance with other laws &amp; regulations.</i>	<b>Criterion met:</b> The proposal meets all other applicable laws and regulations.

Recommendation	Amended Final Development Plan
Approval	In Planning's analysis, the proposal complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request.

## AMENDED FINAL DEVELOPMENT PLAN REVIEW CRITERIA

### Review Criteria

In accordance with Section 153.055(B) Plan Approval Criteria, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site feeding into regional stormwater basin which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.